

BOARD OF APPEALS

September 30, 2026

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2026-029: An appeal was filed by Ministerio Voz Que Clama En El Desierto Inc for a special exception to establish a place of worship in the existing commercial building on property owned by Old Orchard LLC and located at 17611 Virginia Avenue, Hagerstown, Zoned Business Local District.

AP2026-030: An appeal was filed by Strickler Signs for a variance from the required 25 ft setback from the road right-of-way to 17 ft 6 in for proposed freestanding sign on property owned by the Toothman Revocable trust and location at 81 North Edgewood Drive, Hagerstown, Zoned Business Local District.

AP2026-031: An appeal was filed by Ronald Ellis for a variance from the required 50 ft rear yard setback to 31 ft for addition to single-family dwelling on property owned by the appellant and located at 11704 Camden Road, Williamsport, Zoned Environmental Conservation District.

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than September 21, 2026. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Old Orchard LLC
C/O Trustcorp America
18702 Crestwood Drive
Hagerstown MD 21742

Appellant: Ministerio Voz Que Clama En El Desierto Inc
16918 Shadybrook Ter
Hagerstown MD 21740

Property Location: 17611 Virginia Avenue
Hagerstown, MD 21740

Description Of Appeal: Special exception to establish a place of worship in existing commercial building.

Docket No: AP2026-029
Tax ID No: 26010241
Zoning: BL
RB Overlay: No
Zoning Overlay:
Filed Date: 08/28/2026
Hearing Date: 09/30/2026

Appellant's Legal Interest In Above Property:

Owner:	No	Contract to Rent/Lease:	Yes
Lessee:	No	Contract to Purchase:	No

Other:

Previous Petition/Appeal Docket No(s): AP2003-085

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 11 Business Local District, Section 11.3 Special Exception Uses (c) Places of worship

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Commercial Building
Proposed Use: Place of Worship

Previous Use Ceased For At Least 6 Months:
Area Devoted To Non-Conforming Use -

Existing:
Proposed:

Date Ceased:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 28 day of Aug., 2026.

Nov. 7, 2029
My Commission Expires

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-029

State of Maryland Washington County, To Wit:

On 8/28/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Ministerio Voz Que Clama En El Desierto Inc and made oath in due form of law as follows:

Ministerio Voz Que Clama En El Desierto Inc will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

Ministerio Voz Que Clama En El Desierto Inc

Sworn and subscribed before me the day and year first above written.

Notary Public

Nov. 7, 2029

My Commission Expires





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

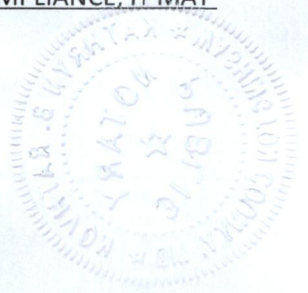
ATTENTION!

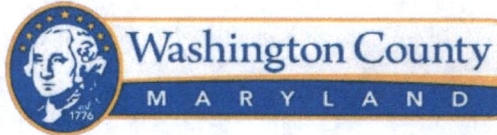
Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing
Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan Paz
is authorized to file an appeal with the Washington County Board of Appeals for
special exception for place of worship on property
located 17611 Virginia Avenue, Hagerstown, MD 21740
The said work is authorized by Old Orchard LLC
the property owner in fee.



PROPERTY OWNER

Old Orchard LLC
Name
603 Oak Hill Avenue
Address
Hagerstown, MD 21740
City, State, Zip Code
Chuntra Lee
Owner's Signature

Sworn and subscribed before me this 26th day of August, 2024.

Cheryl D. Mills
Notary Public

My Commission Expires: 10/7/27

AUTHORIZED REPRESENTATIVE

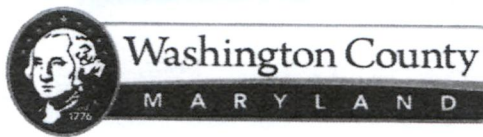
Jonathan Paz
Name
16918 Shadybrook Terrace
Address
Hagerstown, MD 21740
City, State, Zip Code
[Signature]
Authorized Representative's Signature

Sworn and subscribed before me this 26th day of August, 2024.

Cheryl D. Mills
Notary Public

My Commission Expires: 10/7/27

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1



Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Property Location 17611 Virginia Ave, Hagerstown MD 21740

Appellant's present legal interest in above property: (Check One)

☐ Owner (Including Joint Ownership)

☐ Lessee

☒ Contract to rent/lease

☐ Contract to Purchase

Other _____

Specify the Ordinance section and subsection(s) providing for proposed use:

Special Exception Example: Article 7A, Section 7A.2 Special Exception Uses (g) Banquet/Reception Facilities

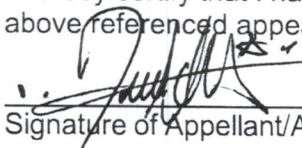
Religious organization. (Articles of Inc enclosed)

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- ☒ A written statement demonstrating the specific reason(s) for the request and addressing the standards for a special exceptions outlined in the Special Exception Filing Procedures.
- ☐ A plot plan (concept plan), drawn to a scale indicating the following information:
 - ☐ Outline of the entire property;
 - ☐ Location of all existing and/or proposed structures with measurements from structures to property lines;
 - ☐ Location of existing and/or future septic and wells;
 - ☐ Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
 - ☐ Existing/proposed entrance/exit to property, driveways, etc.
 - ☐ Existing/proposed parking areas
- ☐ If Request is for commercial use, in addition to above, the following additional information will be required:
 - ☐ Location of any freestanding signage
 - ☐ Number of employees (existing/proposed)
 - ☐ Hours of operation
 - ☐ Proposed landscaping and lighting

- Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
 - If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
 - Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
 - Special Exception \$500.00ALL FILING FEES ARE NON-REFUNABLE
- Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.



Signature of Appellant/Agent

jkmoranpainting@gmail.com

Email of Appellant/Agent

16918 Shadybrook terrace Hagerstown

Address and of Appellant/Agent

11 201-473-0099

Phone Number of Appellant/Agent

MINISTERIO VOZ QUE CLAMA EN EL DESIERTO INC

16918 Shadybrook Ter

Hagerstown MD 21740

(240) 422-4088

pazmoranjonathan@gmail.com

**ATTENTION: BOARD OF ZONING APPEALS
WASHINGTON COUNTY, MARYLAND**

RE: Application to Establish a Place of Worship

Dear Members of the Board,

On behalf of our congregation mentioned above, it is our desire to establish a place of worship at 17611 Virginia Ave, Hagerstown MD 21740.

Our desire is to be a positive presence in the community. Also to serve families, support youth and children, and to promote moral values in a safe and respectful environment. We are fully committed to being responsible neighbors within Washington County.

Enclosed with this document you will find the Articles of Incorporation for our church, these will show the purpose of the church, management, etc.

HOURS OF OPERATION:

Tuesday 7:00 pm – 9:00 pm

Thursday 7:00 pm – 9:00 pm

Saturday 7:00 pm – 9:00 pm

Sunday 5:00 pm – 8:00 pm

Attendance: At this time, we anticipate approximately 25 attendees initially. While we hope to grow in the future, any expansion would be handled responsibly and in full compliance with county regulations.

In addition, there may be occasional special events or activities. Specific dates have not yet been scheduled; however, such events would most likely take place on Fridays, Saturdays, or Sundays. All events will be conducted respectfully and with consideration for the surrounding community.

Community Commitment & Compliance • We will implement parking control measures to ensure safe and orderly traffic flow. • Volunteers will assist with parking when necessary to prevent congestion or disruption. • All vehicles will be parked in designated spaces. • Noise levels will remain within legally permitted guidelines. • No loud outdoor amplified activities will be conducted. We will maintain cleanliness inside and outside the property. • The

surrounding area will remain clean and well cared for. We will comply fully with all county codes, zoning requirements, safety standards, and community regulations.

We respectfully ask for your consideration and approval of this request. We are committed to serving Washington County with integrity and dedication. Thank you for your time and thoughtful consideration.

Sincerely,

Jonathan Paz Moran

Pastor

ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

FIRST: The Undersigned, being at least 18 years of age have been elected by the members of the congregation to act as trustees in the name and on behalf of said congregation do hereby associate ourselves as incorporators with the intention of forming a Religious Corporation under the general laws of Maryland:

Name: JONATHAN JOSUE PAZ MORAN Address: 16918 SHADYBROOK TER, HAGERSTOWN, MD, 21740

Name: BELSY DENIS SUMETA ARRIAZA Address: 16918 SHADYBROOK TER, HAGERSTOWN, MD, 21740

Name: KEVIN ISIDRO PAZ MORAN Address: 20 MANOR DR, APT 101, HAGERSTOWN, MD, 21740

Name: BRAYAN OSEAS PAZ MORAN Address: 20 MANOR DR, 101, HAGERSTOWN, MD, 21740

SECOND: The name of the Religious Corporation is: MINISTERIO VOZ QUE CLAMA EN EL DESIERTO INC (D27519412)

THIRD: The purpose(s) of the Religious Corporation is to:
ESTABLISH A PLACE OF WORSHIP.

In order to operate in Maryland, will the registering entity require a business or industry license that is issued by the state or any other local agency? No

FOURTH: Election of Trustees:

A. Time and manner for the election of new Trustees:

THE PERSON MUST RECEIVE A 2/3 MAJORITY OF VOTES CAST FOR EACH VACANT OFFICE TO CONSTITUTE RATIFICATION/ELECTION. MEMBERS OF THE BOARD SHALL SERVE FOR A PERIOD OF THREE (3) YEARS.

B. Qualifications of those able to be elected as a Trustee:

OFFICERS SHALL BE PERSONS, MALE OR FEMALE, OF MATURE CHRISTIAN EXPERIENCE AND KNOWLEDGE, WHO SHALL BE EXPECTED TO MEET THE REQUIREMENTS AS SET FORTH IN 1 TIMOTHY 3 AND ACTS 6. ELDERS SHALL BE AT LEAS 21 YEARS OLD.

C. Qualifications of those able to vote for Trustees:

QUALIFYING VOTING MEMBERS SHALL BE ACTIVE MEMBERS OF THE CHURCH.

ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

FIFTH: The address of the principal place of worship is:

17611 VIRGINIA AVE
HAGERSTOWN, MD 21740

SIXTH: The Name and Address of the Resident Agent of the corporation is:

JONATHAN JOSUE PAZ MORAN
16918 SHADYBROOK TER
HAGERSTOWN, MD 21740

SEVENTH:

This corporation is organized exclusively for charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue law) or (b) by a corporation contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or corresponding provision of any future United States Internal Revenue Law.

Upon the dissolution of this corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code (or corresponding section on any future federal tax code), or shall be distributed to the Federal government, or to a state or local government for public purpose. Any such assets not so disposed of shall be disposed by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

EIGHTH: Signatures of Trustees

IN WITNESS WHEREOF, we the trustees have signed these Articles of Incorporation and severally acknowledge the same to be our act.

JONATHAN JOSUE PAZ MORAN

BELSY DENIS SUMETA ARRIAZA

KEVIN ISIDRO PAZ MORAN

BRAYAN OSEAS PAZ MORAN

NINTH: Signature of Resident Agent

I hereby consent to my designation in this document as resident agent for this entity.

JONATHAN JOSUE PAZ MORAN

.....
Signature of Resident Agent

ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

FIRST: The Undersigned, being at least 18 years of age have been elected by the members of the congregation to act as trustees in the name and on behalf of said congregation do hereby associate ourselves as incorporators with the intention of forming a Religious Corporation under the general laws of Maryland:

ZONIA MARINA MORAN VELASQUEZ DE 20 MANOR DR, 101, HAGERSTOWN, MD, 21740
PAZ

ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

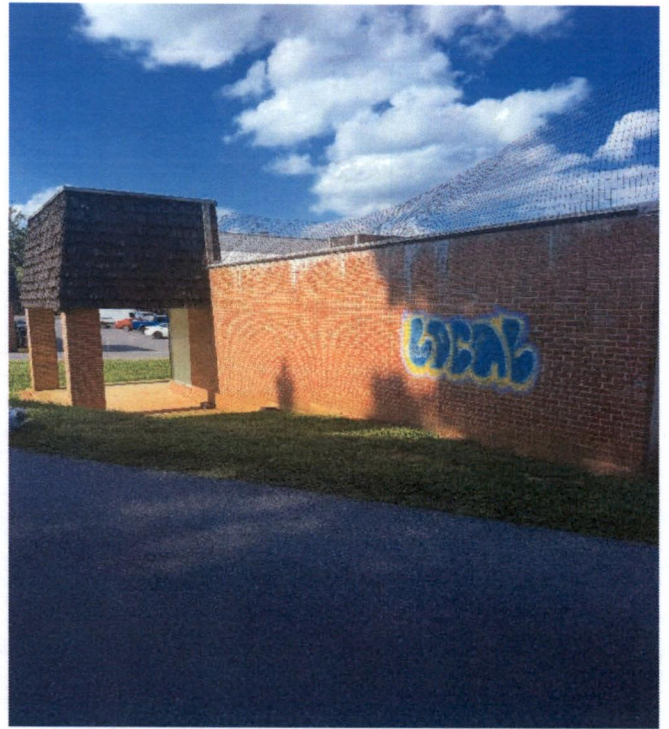
EIGHTH: Signatures of Trustees

IN WITNESS WHEREOF, we the trustees have signed these Articles of Incorporation and severally acknowledge the same to be our act.

ZONIA MARINA MORAN

VELASQUEZ DE PAZ





ArcGIS Web Map



8/24/2026, 1:48:48 PM

 County Boundary
 Parcel Boundaries

1:875

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km



Maryland Department of Transportation (MDOT)
Maryland Department of Transportation State Highway
Administration (MDOT SHA),
MDOT SHA Geospatial Technologies Team
(GIS@sha.state.md.us), MD IMAP, MDP, SDAT, MD



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: The Toothman Revocable Trust, Ronald G
Toothman Trust
11350 Kieffer Funk Road
Smithsburg MD 21783

Appellant: Strickler Signs
3999 Carlisle Pike
New Oxford PA 17350

Property Location: 81 No Edgewood Drive
Hagerstown, MD 21740

Description Of Appeal: Variance from the required 25 ft setback from the road right-of-way to 17 ft 6 inches for proposed freestanding sign.

Appellant's Legal Interest In Above Property:

Owner:	No	Contract to Rent/Lease:	No
Lessee:	No	Contract to Purchase:	No
Other:	Sign Contractor		

Previous Petition/Appeal Docket No(s): AP2026-026 & AP2002-072

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 22, Division II-Sign, Section 22.23 (e)

Reason For Hardship: Meeting the setback would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Freestanding Sign

Proposed Use: Freestanding Sign

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of Sept., 2026.

Nov. 7, 2029

My Commission Expires

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-030

State of Maryland Washington County, To Wit:

On 9/3/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Strickler Signs and made oath in due form of law as follows:

Strickler Signs will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

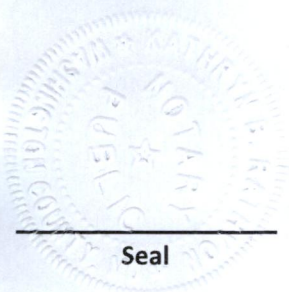
Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

Strickler Signs

Sworn and subscribed before me the day and year first above written.

Notary Public

My Commission Expires



Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

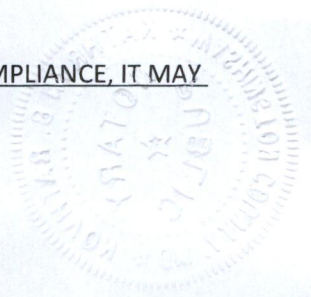
ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.



Design the Future



Est | Since 1972

DATE 09/02/2026

Job # 260277

Variance Hearing Date: September 30th 2026

Location: Toothman Orthodontics @ 81 North Edgewood Drive – Hagerstown MD

Zoning Office Washington County MD

VARIANCE REQUEST

Requesting variance for a 17-foot 6-inch set back of ROW vs ordinance 25ft set back.

Attached Documents

1. Letter of Request
2. Application – Board of Appeals – pertaining to Washington County MD, sign regulations,
 - a. Article 22 / Division 2
3. Statement Letter
4. Board of Appeals – Owner Representative Affidavit
5. GIS – Washington County MD Parcel Details Sheet
6. Renderings
 - a. Proposed Sign, color copy Version -06
 - b. Site Map Renderings
7. Appeal Fee – Check # 46547
8. , Amt \$300.00
9. Copies – (9) copies

Please contact me if you have any questions or need additional documentation.

Thank you.

Kevin Coutts

Strickler Signs

717.624.8450

kcoutts@stricklersigns.com

hweikel@stricklersigns.com

Heather Weikel | 717.624.8450
hweikel@stricklersigns.com

STRICKLER SIGNS
3999 Carlisle Pike | New Oxford | PA | 17350

Washington County MIS Sign Ordinance

letter, and cabinet signs located on the outside of the building, whether located on a wall, mansard, awning, canopy, or window. No such sign shall extend above the roof line of its building or canopy structure.

510.2 Minimum Standards and Conformance:

510.2.1 Minimum Standards:

The minimum standards set forth herein shall not be construed as relieving any owner or tenant of the responsibility for compliance with other local resolutions, codes, and regulations, including established requirements and provisions of the International Building Code or National Electrical Code or other authority having jurisdiction.

510.2.2 Conformance Required:

All signs erected, replaced, reconstructed, expanded, or relocated on any property shall conform with the provisions of this Article and with all other pertinent laws. For the purposes of sign regulation, this Article shall supersede the provisions of Article III where the two Articles conflict.

510.2.3 Electrical Safety:

All signs having electric wiring shall bear a seal of approval of a nationally recognized electrical testing laboratory. Each sign with electrical wiring must have an external disconnect. Where appropriate, label numbers shall be registered with the Washington County Planning director's Office at the time a sign permit is issued.

510.2.4 Solar Powered Signs:

A sign that utilizes solar panels for power are permitted as long as they are included as part of the sign structure.

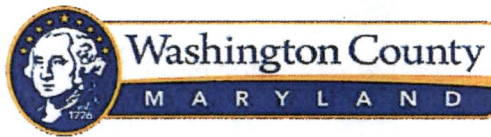
510.2.5 Setback:

The following signs shall be erected no closer than ten (10) feet to any property line or public street right-of-way. In addition, such signs shall comply with Section 4.11 of the Zoning Code, which deals with vision clearance at street intersections. If the adjoining street right-of-way is less than fifty (50) feet in width, each such sign shall be located no closer than thirty-five (35) feet from the centerline of the right-of-way.

- A. Freestanding signs;
- B. Real estate signs;
- C. Political signs;
- D. Construction signs;
- E. Directory signs;
- F. Ground-mounted signs; and
- G. Temporary signs.

510.2.6 Noncommercial Copy:

Any sign, display, or device allowed under this resolution may contain, in lieu of



Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Variance Request

Signage

Property Location Toothman Orthodontics @ 81 North Edgewood
Hagerstown MD

Appellant's present legal interest in above property: (Check One)

☐ Owner (Including Joint Ownership)

☐ Lessee ☐ Contract to rent/lease

☐ Contract to Purchase

Other ☒ Agent, Sign Contractor

Specify the Ordinance section and subsection from which the variance is desired:

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

510.2.5 Sign Set Back from ROW

Describe the nature and extent of the desired variance from Ordinance requirements listed above:

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

Requesting adjustment from 25ft setback to 17'6" set back
from ROW

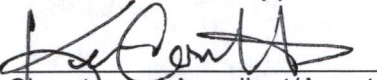
Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- ☒ A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- ☒ A plot plan (concept plan), drawn to a scale indicating the following information:
 - ☐ Outline of the entire property;
 - ☐ Location of all existing and/or proposed structures with measurements from structures to property lines;
 - ☐ Location of existing and/or future septic and wells;
 - ☐ Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
 - ☐ Existing/proposed entrance/exit to property, driveways, etc.
 - ☐ Existing/proposed parking areas
- ☒ If Request is for commercial use, in addition to above, the following additional information will be required:
 - ☒ Location of any freestanding signage Attached Documents
 - ☐ Number of employees (existing/proposed) 16
 - ☐ Hours of operation M-F 8-430 P 8-1 Sat/Sun closed
 - ☐ Proposed landscaping and lighting Attached

PAGE TWO
VARINCE REQUEST

- ✓ ○ Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
 - ✓ ○ If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
 - ✓ ○ Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
 - Residential Variance.....\$150.00
 - Commercial Variance..... \$300.00ALL FILING FEES ARE NON-REFUNABLE
- Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.


Signature of Appellant/Agent

K Coutts @ strickler
Email of Appellant/Agent signs.com

strickler Signs
3999 Carlisle Pike New Oxford Pa
Address and of Appellant/Agent 17350

C. 717 465 5461
Phone Number of Appellant/Agent

Hearing Sept 30th OK # 46547, \$ 300.-

For a property zoned **BL (Business Local)** in Washington County, the sign regulations are generally governed by Article 22 / Division 2 of the Washington County Zoning Ordinance.

Based on the current ordinance materials and recent Planning Commission documents, the typical allowances for a **freestanding business sign** in the BL district are:

Requirement	Typical BL Allowance
Maximum sign height	35 feet
Minimum setback from right-of-way	25 feet from the street ROW to the sign structure
Maximum sign area	Generally calculated at 2 sq. ft. per linear foot of building frontage , subject to an overall cap (commonly 600 sq. ft. cumulative signage)

Additional notes:

- Only **1 freestanding sign per frontage** is typically permitted.
- Signs are prohibited within the public right-of-way.
- Corner lots may qualify for signage facing each street frontage.
- Electronic message centers/digital signs may have additional operational restrictions. ([Washington County](#))

One recent Washington County case specifically cited the BL/commercial freestanding sign setback standard as:

“no part of the supporting structure ... less than twenty-five (25) feet from the street right-of-way.”



Design the Future

Est | Since 1972

Date 09/02/2026

Project # 260277

Variance Hearing September 30th 2026

WASHINGTON COUNTY MARYLAND
BOARD OF APPEALS
REF : VARIANCE REQUEST

Property Location @ Toothman Orthodontics – 81 North Edgewood Drive – Hagerstown, MD 21740

To Zoning Hearing Board Members:

The requested variance is necessary to allow the proposed sign installation at a 17-foot 6-inch setback from the Right-of-Way (ROW) in lieu of the required 25-foot setback. The reduced setback is being requested due to site-specific conditions that limit the practical placement of the sign while still maintaining visibility, functionality, and safety.

The proposed location provides the best opportunity for the sign to be visible to passing traffic and effectively serve the property while remaining within the available site area. Moving the sign farther back to meet the 25-foot setback requirement would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

The requested placement does not create an obstruction, does not interfere with pedestrian or vehicular circulation, and will maintain appropriate clearance from the roadway. The proposed location represents the minimum adjustment necessary to achieve reasonable visibility and functionality for the property while respecting the intent of the setback regulations.

For these reasons, we respectfully request approval of the variance to permit the sign to be installed at a 17-foot 6-inch setback from the ROW.

Respectfully,

Kevin Coutts, sign agent

717.465.5461

CC

kcoutts@stricklersigns.com

hweikel@stricklersigns.com



Washington County

MARYLAND

BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Strickles Signs
is authorized to file an appeal with the Washington County Board of Appeals for
Variance from freestanding sign setback on property
located 81 North Edgewood Drive Hagerstown
The said work is authorized by Ronald Toothman
the property owner in fee.



PROPERTY OWNER

Ronald G. Toothman
Name
81 N. Edgewood Drive
Address
Hagerstown, MD 21740
City, State, Zip Code
Ronald G. Toothman
Owner's Signature

Sworn and subscribed before me this 27 day of 7, 2026.

Angela J. Smith
Notary Public

My Commission Expires: 03/31/2029

AUTHORIZED REPRESENTATIVE

Kevin Couths
Name
1595 Knoxlyn Rd
Address
Gettysburg, PA 17325
City, State, Zip Code
Kevin Couths
Authorized Representative's Signature

Sworn and subscribed before me this 28 day of July, 2026.

Notary Public
Notary Public

My Commission Expires: Nov. 7, 2029

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

GIS

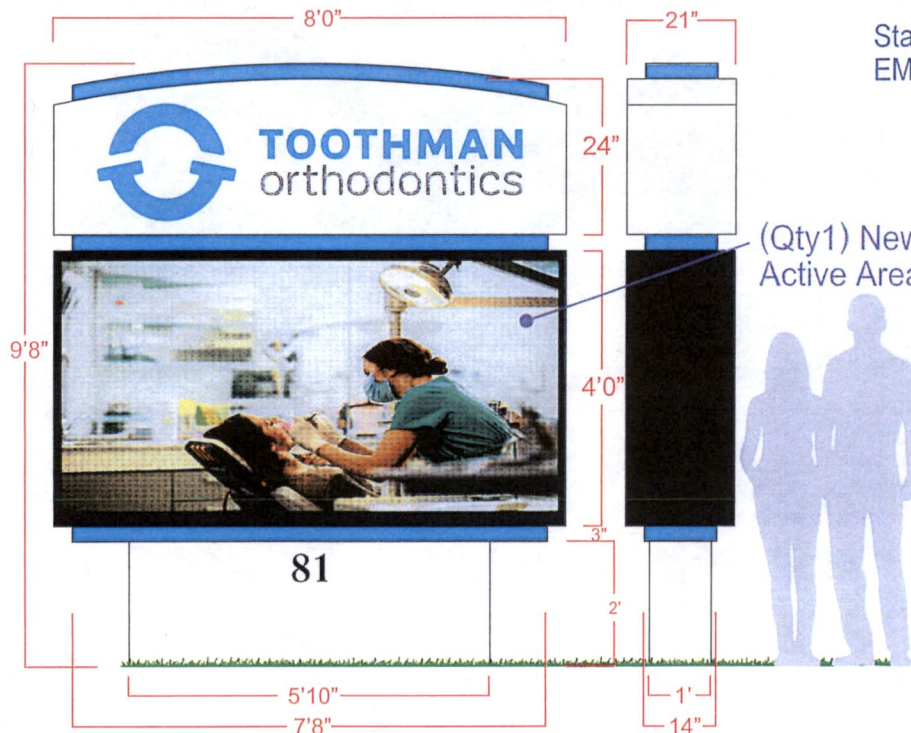


The screenshot displays a web-based GIS application. At the top left is the 'FINDER Online' logo. The main area is an aerial map of a residential neighborhood in Hagerstown, MD. A search bar at the top center contains the text '81 N Edgewood Dr, Hagerstown, MD, 21740'. Below the search bar is a 'Search result' dropdown menu. On the left side of the map, there is a vertical toolbar with icons for zooming in (+), zooming out (-), home, previous view, next view, and a location pin. A 'Parcel Points' information panel is open on the right side of the map. The panel has a title 'Parcel Points' and a close button. Below the title is a 'Zoom to' button. The panel contains a table with the following data:

Jurisdiction Code	WASH
Parcel Account Number	2210002583
Geographic Code	80
Address	81 N EDGEWOOD DR
City	HAGERSTOWN

At the bottom of the panel, there are navigation arrows and a list icon with the text '2 c'.

- Scrap & Remove Existing Monument
- Fabricate & Install White d/f Sign Cabinet
- Routed Push-Thru Faces
w/ Digitally Printed Graphics
- Blue Cap above Cabinet, Reveal beneath
- Utilize (1) Existing Single Face 6mm Electronic Message Center, 120V 46AMPs, 23 per Face, Single Phase Service
- Installing (1) 4'5"x8'3" Single Face 6mm Watchfire EMC to Existing EMC. Existing Sign is "Brain" Primary Unit & New Secondary Unit
- Content will be the same on both sides
- White Skirt w/ Black Vinyl Numbers
- New Pipe & Foundation



Static ID Cabinet = 26"h x 96"w = 17.33 Sq Ft
EMC = 4'h x 8'w = 32 Sq Ft
TOTAL SQ FT = 49.33

New d/f Monument

260277-06

Toothman Orthodontics
260277-XX, ToothmanOrtho



7

TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

QUANTITY 1	CHANNEL LETTERS	ILLUMINATED	VOLTAGE	AMPS PER FACE	TOTAL AMPS	SINGLE FACED	PHOTOCELL	DOUBLE FACED	DISCONNECT SWITCH
SCALE 1/2"=1'	SIGN CABINET	DIGITAL SIGN	LED BORDER TUBE	NON-ILLUMINATED	AMP PER FACE	TOTAL AMPS	PHOTOCELL	TIMER	DISCONNECT SWITCH

DATE	ARTIST	DESCRIPTION
6/2/25	DWE	Concept
6/9/25	DWE	Concept
6/11/25	DWE	Revisions
6/11/25	DWE	More Revisions
6/15/25	DWE	Revisions

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DATE: 6/15/25

Existing Remove & Scrap



Concept Drawings, Pending Final Revision / Approval



Pantone 300 C (Primary Blue)

New Location

Sign Location

260277-11

Toothman Orthodontics
260277-XX_ToothmanOrtho



7

TOOTHMAN ORTHODONTICS
81 North Edgewood Dr, Hagerstown, MD 21740

QUANTITY 1	CHANNEL LETTERS	LISTED
SCALE	SIGN CABINET	
ILLUMINATED ☒	DIGITAL SIGN	
NON-ILLUMINATED ☐	LED BORDER TUBE	
SINGLE FACED ☐	VOLTAGE	
DOUBLE FACED ☒	AMPS PER FACE	
	TOTAL AMPS	
	PHOTOCELL	
	TIMER	
	DISCONNECT SWITCH	

DATE/ARTIST	DESCRIPTION
6/2/26 DWE	Concept
6/2/26 DWE	Concept
6/11/26 DWE	Revisions
6/11/26 DWE	More Revisiting
6/16/26 DWE	Revisions
8/2/26 DWE	Revisions
8/19/26 DWE	Customer Revisions
8/26/26 DWE	Location Change

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CUSTOMER SIGNATURE:

Old Location



New Location

Old Location





New location 2nd request

ROW

17'6" Back





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Ronald W Ellis
11704 Camden Road
Williamsport MD 21795

Appellant: Ronald Ellis
11704 Camden Road
Williamsport MD 21795

Property Location: 11704 CAMDEN Road
Williamsport, MD 21795

Description Of Appeal: Variance from the required 50 ft rear yard setback to 31 ft for addition to single-family dwelling

Docket No: AP2026-031
Tax ID No: 23005239
Zoning: EC
RB Overlay: No
Zoning Overlay:
Filed Date: 09/02/2026
Hearing Date: 09/30/2026

Appellant's Legal Interest In Above Property:

Owner: Yes

Contract to Rent/Lease: No

Lessee: No

Contract to Purchase: No

Other:

Previous Petition/Appeal Docket No(s):

AP93-101

Applicable Ordinance Sections:

Article 5B Environmental Conservation District, Section 5B.5
Residential Lot Size and Bulk Dimensions

Reason For Hardship:

Contour of the driveway, moving garage further on the property will provide manageable access to first bay of garage.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Single-Family Dwelling

Proposed Use: Addition

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:

Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Ronald W Ellis

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 4 day of Sept, 2026.

Nov 9, 2029

My Commission Expires

[Signature]

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-031

State of Maryland Washington County, To Wit:

On 9/2/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Ronald Ellis and made oath in due form of law as follows:

Ronald Ellis will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

Ronald W Ellis

Ronald Ellis

Sworn and subscribed before me the day and year first above written.

MBH

Notary Public

Nov. 7, 2029

My Commission Expires

Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

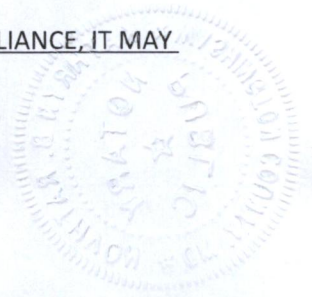
ATTENTION!

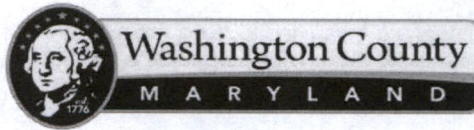
Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing
Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Variance Request

Property Location 11704 CAMDEN RD WILLIAMSPORT MD 21795

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership)

☐ Lessee

☐ Contract to rent/lease

☐ Contract to Purchase

Other _____

Specify the Ordinance section and subsection from which the variance is desired:

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

ARTICLE 5B SECTION 5B.5 RESIDENTIAL LOT SIZE AND Bulk Dimensions REAR YARD SETBACK OF 50 FT.

Describe the nature and extent of the desired variance from Ordinance requirements listed above:

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

REQUESTING ADJUSTMENT FROM 50' TO 31 FT

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- A plot plan (concept plan), drawn to a scale indicating the following information:
 - Outline of the entire property;
 - Location of all existing and/or proposed structures with measurements from structures to property lines;
 - Location of existing and/or future septic and wells;
 - Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
 - Existing/proposed entrance/exit to property, driveways, etc.
 - Existing/proposed parking areas
- If Request is for commercial use, in addition to above, the following additional information will be required:
 - Location of any freestanding signage
 - Number of employees (existing/proposed)
 - Hours of operation
 - Proposed landscaping and lighting

September 2, 2026

TO: Board of Appeals

FROM: Ronald Ellis, Owner

I am requesting a variance for building a two-car garage attached to my home by a mud room at my residence at 11704 Camden Road, Williamsport, adjusting the setback from my property line from 50 feet to 31 feet.

I am requesting this variance due to the undue hardship because of the contour of my driveway to Camden Road. By setting over the garage the additional feet, it will provide manageable access to the first bay. We couldn't go back farther in the back yard due to the well. We couldn't go to the front yard due to the septic and septic reserve area.

Ronald Ellis

August 28, 2026

Washington County Board of Zoning Appeals
100 West Washington Street
Hagerstown, MD 21740

RE: Variance for a rear yard setback

Dear Board Members:

We the below signed neighbors of Ronald Ellis hereby acknowledge that we met with Ron regarding the above referenced variance and we are not opposed to the Board granting a variance for this rear setback so that we may build a garage within 31' of his rear property line.

Sign

Print

 9/4/26
Robert Bryce 443-277-4677

August 28, 2026

Washington County Board of Zoning Appeals
100 West Washington Street
Hagerstown, MD 21740

RE: Variance for a rear yard setback

Dear Board Members:

We the below signed neighbors of Ronald Ellis hereby acknowledge that we met with Ron regarding the above referenced variance and we are not opposed to the Board granting a variance for this rear setback so that we may build a garage within 31' of his rear property line.

Margie Y. Wolverson

Margie Y. Wolverson

Elizabeth J. Hanna

Elizabeth G. Hanna

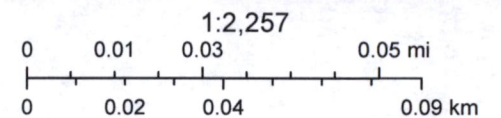
Frederick Seibert & Associates, Inc.



9/1/2026, 3:34:32 PM

 SixInchImagery2023_2024
World_Transportation

 FSA Database
Parcels Washington County



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MD iMAP, DoIT, Esri, HERE, iPC,

Web AppBuilder for ArcGIS

FSAwebMap

with Web AppBuilder for ArcGIS



Mill Rd, Hagerstown, MD X Q

Search results for Kemps Mill R...



Search





FSAwebMap

with Web AppBuilder for ArcGIS



Mill Rd, Hagerstown, MD X

Search results for Kemps Mill R...



Parcels Washington County

Parcel #

Account # 02017075

11,571.00 KEMPS MILL RD

WILLIAMSPORT, MD 21795

Owner HANNA MARGIE Y C/O
WOLVERTON MARGIE Y

Liber 01509 Folio 0779

Plat - 1722

M. 0047 / P. 0303

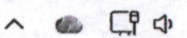
[SDAT](#)

[GOOGLE STREET VIEW](#)

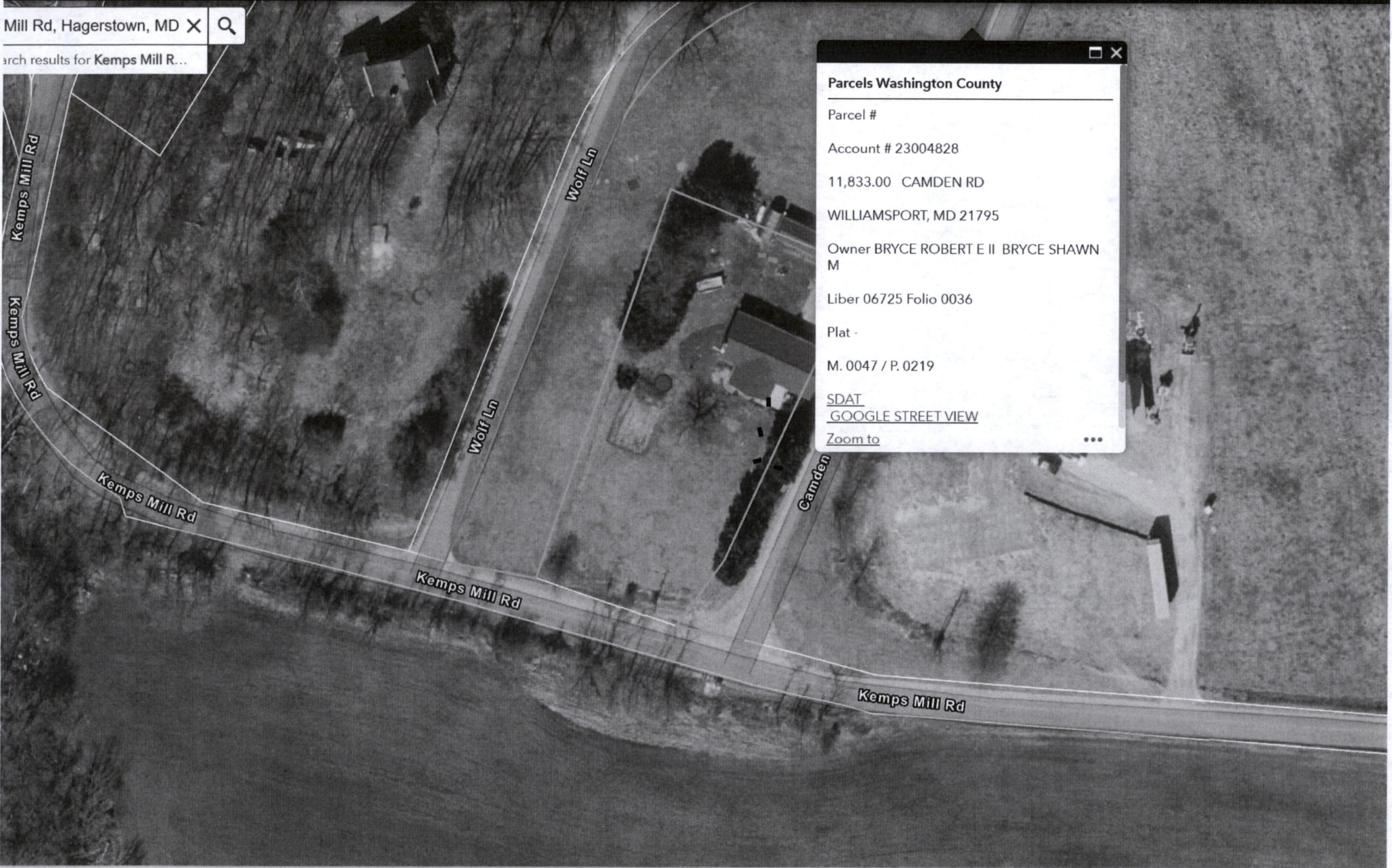
[Zoom to](#)



Search



Mill Rd, Hagerstown, MD X Q
Search results for Kemps Mill R...



Parcel #

Account # 23004828

11,833.00 CAMDEN RD

WILLIAMSPORT, MD 21795

Owner BRYCE ROBERT E II BRYCE SHAWN M

Liber 06725 Folio 0036

Plat -

M. 0047 / P. 0219

[SDAT](#)

[GOOGLE STREET VIEW](#)

[Zoom to](#)